



MEETING MINUTES

MILPITAS PLANNING COMMISSION

**Milpitas City Hall, Council Chambers
455 E. Calaveras Blvd., Milpitas, CA**

Wednesday, January 23, 2018

I. PLEDGE OF ALLEGIANCE

Chair Mandal called the meeting to order at 7:00 P.M. and led the Pledge of Allegiance.

II. ROLL CALL/ SEATING OF ALTERNATE

Present: Chair Mandal, Vice Chair Ciardella, Commissioners Chua, Sandhu

Absent: Commissioners Maglalang (unexcused), Mohsin, Morris (excused)

Staff: Ned Thomas, Jessica Garner, Ashley Zabrano, Lillian Hua, Avery Stark, Elizabeth Medina

III. PUBLIC FORUM

Chair Mandal invited members of the audience to address the commission and there were no speakers.

IV. APPROVAL OF MEETING MINUTES

Chair Mandal called for approval of the October 24, 2018 meeting minutes of the Planning Commission.

Motion to approve Planning Commission meeting minutes.

Motion/Second: Commissioner Sandhu/Vice Chair Ciardella

AYES: 3

NOES: 0

ABSTAIN: 1 (Mandal)

Chair Mandal called for approval of the December 6, 2018 meeting minutes of the Planning Commission.

Motion to approve Planning Commission meeting minutes.

Motion/Second: Commissioner Chua/Vice Chair Ciardella

AYES: 3

NOES: 0

ABSTAIN: 1 (Sandhu)

V. ANNOUNCEMENTS

Planning Director Ned Thomas provided departmental updates to the commission regarding:

- Guest Attorney, Ashley Zambrano, who is filling in for Heather Lee this evening.
- Items to be discussed at 2/13 PC meeting; BAPS temple façade modifications, ADU zoning ordinance amendment, and informal discussion regarding parking for a proposed hotel.
- On March 5th there will be a General Plan update presentation to the Council.
- Budget kick off just started.
- Working/hiring a consultant to help with the TASP.
- APA National Planning Conference in San Francisco in April.
- CA Chapter APA Conference in Santa Barbara in September.

VI. CONFLICT OF INTEREST

City Attorney Amanda asked if any member of the Commission had any personal or financial conflict of interest related to any of the items on the agenda.

There were no reported conflicts.

VII. APPROVAL OF AGENDA

Chair Mandal asked if staff or Commissioners had changes to the agenda and there were none.

Motion to approve the January 23, 2019 agenda as submitted.

Motion/Second: Commissioner Sandhu/Commissioner Chua

AYES: 4

NOES: 0

ABSTAIN: 0

VIII. PUBLIC HEARING

VIII-1 CAMPUS CENTER SIGN PROGRAM - Sign Program Amendment and Variance (P-SD18-0008, P-VA18-0002). A request to amend an existing Sign Program for the Campus Center to add tenant wall signage and allow a new freestanding sign up to 70 feet in height.

Project Planner Lillian Hua showed a presentation and discussed the project.

Commissioner Sandhu asked what is the reason for the variance. Ms. Hua said the variance is for the height of freestanding sign, the applicant would like the sign to be visible from the freeway. Mr. Sandhu inquired if it will be an illuminating sign that requires electricity. Ms. Hua said that the sign will be internally illuminated. Mr. Sandhu asked what is the height of the sign in front of Walmart. Ms. Hua noted she was unsure of the sign in front of Walmart but does know that the Pylon sign at McCarthy Ranch that can be seen from 880 is 55 feet tall.

Commissioner Chua asked what is the height of the sign at Great Mall. Ms. Hua said it is 73 feet tall.

Chair Mandal asked where is the 73 foot tall sign at Great Mall located. Ms. Hua said that it is located at the big tower in the center of the mall. Mr. Mandal asked if the excessing height of this project was marketing reasons. Ms. Hua said it was. Mr. Mandal said it seemed to be a a very big structure. Ms. Hua agreed that it is very large.

Vice Chair Ciardella asked approximately how far will the sign be from 237. Applicant began to answer from his seat. Chair Mandal asked the Applicant to come podium to speak. Applicant/owner Chris Pearson, VP of Planning Development for Hudson Pacific Properties, stated that the location is 1,000 feet from 237 and approximately 1,400 feet from 880.

Chair Mandal asked if Applicant had a presentation. Mr. Pearson added information about the property, what high visibility tenants want and found it is signage. Ms. Mandal asked the Applicant if the height of the sign would look out of the ordinary amongst the other companies. Mr. Pearson noted that the goal is to stand out and attract a large tenant to their site. Mr. Mandal said he is all for bringing big business to Milpitas, however, feels the sign is very big. Mr. Pearson shared that Hudson Pacific has many properties up and down the coast of California and Seattle and said that large signs have been effective in their marketing efforts.

Commissioner Chua asked why 70 feet. Mr. Pearson said that working with the design team, it is what is visible from the freeway. Ms. Chua said the location is good.

Motion to close the public hearing.

Motion/Second: Commissioner Sandhu/Vice Chair Ciardella

AYES: 4

NOES: 0

Motion to adopt Resolution No. 19-001, approving Sign Program Amendment No. SD18-0008 and Variance no. VA18-0002, subject to the attached Conditions of Approval and making findings of CEQA Exemption.

Motion/Second: Commissioner Chua/Commissioner Sandhu

AYES: 4

NOES: 0

VIII-2

NEW SINGLE-FAMILY RESIDENCE – Site Development Permit No. SD18-0013 – A request for a Site Development Permit to allow for the construction of a new 3,215-square foot two-story residence on a 0.137-gross acre lot at 859 Alisal Court.

Project Planner Avery Stark showed a presentation and discussed the project.

Commissioner Chua asked for Mr. Stark to pull up the rendering of the proposed property on the big screen. Ms. Chua said she likes the design and it will blend in nicely with the neighborhood.

Chair Mandal noted that the design looks great.

Motion to close the public hearing.

Motion/Second: Commissioner Sandhu/Commissioner Ciardella

AYES: 4

NOES: 0

Commissioner Chua thanks the Gupta family for choosing Milpitas to be their home and welcomes them.

Resolution adopt No. 19-0002, approving Site Development Permit SD18-0013, subject to the attached Conditions of Approval and making findings of CEQA Exemption.

Motion/Second: Commissioner Chua/Commissioner Sandhu

AYES: 4

NOES: 0

IX. NEW BUSINESS

NO ITEMS

X. ADJOURNMENT

The meeting was adjourned at 7:43 PM.

Motion to adjourn to the next meeting.

Motion/Second: Commissioner Sandhu/Commissioner Ciardella

AYES: 4

NOES: 0

*Meeting Minutes submitted by
Planning Commission Secretary Elizabeth Medina*